

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, December 4, 2006, 7:45 p.m.
or upon completion of [Inland Wetland Agency Meeting](#)
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 11/20/06

Scheduled Business

7:50 p.m. Zoning Agent's Report

- A. Monthly Activity
- B. Enforcement Update
- C. Update on Hall site restoration, trailer removal activities
- D. Other

8:00 p.m. Public Hearing

Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Reports from Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, DRP, Committee on Needs of Persons with Disabilities

Other Old Business

1. **Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 MAD 12/7/06**
(35 Days after IWA action)
2. **Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253**
Reports from Director of Planning, Assistant Town Engineer, EHHD
3. **Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2**
Reports from Director of Planning, Assistant Town Engineer, Fire Marshal
3. **Bonding/Subdivision Issues:**
Report from Director of Planning
 - a. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
 - b. Pine Grove Estates, File #1187-2
 - c. McFarland Acres, File #877-3
 - d. Baxter Road Estates, File #1229
 - e. Windswept Manor, File #1198
 - f. Other
4. **8-24 Referral Proposed acceptance of new Town Roads**
 - **Jackson Lane-File #1231**

- **Montecello Lane Extension File #1230**
- 5. **Regulatory Review Committee proposed revisions to the Zoning Map and Zoning Regulations, File #907-29**
To be tabled-Public Hearing scheduled for 12/18/06
- 6. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
- 7. **Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions**
(to be rescheduled to early 2007)
- 8. Other

New Business

1. Proposed rezoning from R-20 to PB-1, Property at 93 Conantville Road, B & C McCarthy, o/a, File #1254
2. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. Notice of 12/11/06 DOT public information meeting on planned Route 195/Chaffeeville Road improvements.
2. 11/27/06 memo to Town Council RE: Four Corners Sewer Study (1/8/07 Public Informational Session to be scheduled)
3. 11/19/06 memo from Director of Health RE: UConn water testing/landfill monitoring well testing.
4. Notice of 12/5/06 Downtown Partnership Directors Meeting.
5. Other